

34 Coolong Crescent, Carrara, Qld 4211



Sold House

Thursday, 10 August 2023

34 Coolong Crescent, Carrara, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 766 m²

Type: House

\$1,880,000

A fresh and highly desired coastal renovation with no expense spared, recently completed by an award winning building company. Welcome to 34 Coolong Crescent, Carrara that will leave you bedazzled from the first viewing! Believe us when we say "this is a home that must be seen in person to experience its warmth and calming presence". Enviably positioned in the prestigious 'Riverpark Estate' home to Carrara's most exclusive addresses, this executive style residence offers a premium lifestyle of convenience, elegance and sophistication that will excite the most discerning buyer. With precisely detailed, ultra-luxe finishes and a list of impressive inclusions, this newly completed home will exceed your every expectation. Thoughtfully designed to maximise space and ease of living with warm & neutral tones, it divulges an impressive layout with generous formal and informal living zones enhanced by herringbone engineered timber floors and oversized windows throughout that flood the home with an abundance of natural light from its desirable north-west aspect. A custom designer kitchen serves as the social heart of the home complete with 40mm stone benches, custom 2 pac cabinetry, induction cooktop, Miele appliances (dishwasher, oven and microwave), large fridge cavity with plumbed water and an island bench accompanied with breakfast bar and wine cooler. Tailor made for year round entertaining & relaxed effortless living, this family home represents a remarkable opportunity to relish the very best in waterfront living. It is positioned off a quiet cul-de-sac street that sees no through traffic and is just moments to some of the Gold Coast's most famous beaches, Emerald Lakes, four world class golf courses, Pacific Fair, The Star Casino and exclusive private schools (walk to Emmanuel & Josiah College). Conveniently located across the road is "Kath & John Hamilton Park" which is equipped with a children's playground that is appreciated by the locals who enjoy kicking a footy with the kids, having a leisurely Sunday picnic, or even hosting children's birthday parties. This pocket in Riverpark is highly desired for these reasons and many more with its convenient proximity to main river and Carrara Road boat ramp at your doorstep. Make no mistake, we have motivated sellers that have committed elsewhere. Make your interest known before it goes! Property highlights include but not limited to:

- Master suite thoughtfully positioned adjacent to sparkling inground pool with walk-in robe and ensuite (great bedroom separation from children's bedrooms)
- Formal living room with custom stone feature wall and sleek fireplace to enjoy cosy winter nights
- Generous children's bedrooms accompanied with walk-in wardrobes
- Additional off street secure parking for motorhome/boat/trailers (9.4m x 4m reinforced concrete slab)
- 766m² level block north-west aspect (to water)
- Expansive 22.5m water frontage with jetty
- Bali pavilion and waterside entertaining deck
- Low maintenance tropical manicured gardens
- Sparkling inground salt water pool
- Ceiling fans to all rooms
- Plush high grade wool carpet to bedrooms
- Upgraded LED downlighting throughout
- 18 solar panels with 3.3KW inverter (charge your EV or Hybrid from home)
- Large walk through laundry with ample storage and external access
- Compliant and upgraded electrical switchboard and smoke alarms
- Compliant pool fencing
- Video intercom system with remote access
- Smart Home technology CCTV system, ducted air-conditioning and remote accessible via smartphone devices
- 2x Garden sheds
- 5.6m x 1m lockup storage

Connectivity/Points of interest:

- Emerald Lakes Golf Club - 2.7km
- Lakelands Golf Club - 4km
- Palm Meadows Golf Club - 4.2km
- Heritage Bank Stadium - 3.2km
- Nerang Broadbeach Road Bus Stop - 900m
- Carrara Woolworths - 2.1km
- Carrara Markets - 2.5km
- Pacific Fair Shopping Centre - 6km
- Pindara Private Hospital - 6.1km
- KDV Sports Centre - 3.6km

School Catchments/nearby:

- Emmanuel College
- St Michael's College
- St Vincent's Primary School
- Josiah College
- Benowa State School
- Merrimac State School

Financials: Council rates: Approx. \$1,586.07 p.a. Water rates: Approx. \$350.10 p.q